

Want Ads.,
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The Times Dispatch

Financial,
Manufacturing,
Real Estate.

RICHMOND, VA., SUN DAY, DECEMBER 25, 1910.

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REAL ESTATE AND BUILDING NEWS

Closing Days of an Active Year Leave Agents in Good Trim.

PROSPECTS GOOD FOR THE NEW YEAR

Richmond Home Builders Looking More to Architectural Beauty—New Year Will Witness a Real Building Boom. Money Makers Become Home Makers.

The real estate men rarely ever attempt to do any business the last two or three weeks in the year. During those weeks they busy themselves balancing up books, clearing desks and making good ready for the new year. This year has been a fairly prosperous one with all of the agents or nearly all of them, and they seem to have been satisfied the past week to work on their books and get ready for a "Merry Christmas and happy New Year." For these reasons they did not try to do much business, only such as was forced upon them. Considerable sales were made, however, mainly of residential and suburban property.

The big deal of business property on Eighth Street, which has already been noted, took on its finishing touches the past week by the recording of deeds. However, this deal involving something like \$150,000, had long been on the string, and after all, was largely in the nature of swapping and trading, but all the same it makes quite a show on the books and helped out commission accounts and court clerk's fees not a little.

Looking to New Year.

The crisp December air is full of big rumors about transactions that got on the string in the closing hours of the old year and are liable to fall off in the consummation basket early in the new year. These rumors, some of which, the most of which, in fact, seem to be well founded, hint at numerous new buildings, some of which are on the sky-scraping order and some are about magnificent private residences to be erected within the city limits and out in the suburbs by vigorous business men who are well well in these days of good business and in this money-making era.

Farms in Demand.

The agents who handle country property, who all farms, great and small, tell me that they have more urgent and energetic inquiry from out-of-State people than they have for some time. Many of the farms have been sold recently to folks from the frozen North and the blizzard-cursed West, and the inquiries in the hands of the agents who have this class of property to sell would seem to indicate that in the early days of the new year there will be a busy holiday season, and a good many more of them.

Woodland Heights.

Excellent success for the past week is reported by the Woodland Heights Company. Another church committee has selected a well located corner near Semmes Avenue, upon which to build in the near future. Foreseeing the rapid development in this territory, four denominations have, very wisely, purchased sites.

Christmas Week's Doling.

Handing over to the new year are a whole lot of deals that are on the string, and it is told that not less than a dozen agents expect to do something that is almost startling even during the days from now to the opening of the new year.

The Christmas week has in years gone by been sometimes famous for a few big business transactions. After the first days of the festive week a quietness follows, and then traders and traffickers get together in some quiet room all to themselves and turn tricks that early in the year startle the unsuspecting public. I have information that several deals of this quiet kind are on hand and likely to be perfected over holidays and other things before the new year dawns.

Anyhow, the best satisfied among the business folks of Richmond are the

BIG THINGS IN OLD VIRGINIA



OLD VIRGINIA COOK. Last of Her Kind.

COME BACK HOME, THE MODERN CRY

"Gwine Back to Dixie, Whar' de Sweetest Blossoms Grow," Is the Song.

NEW RAILWAY'S BIG SCHEME

Outlanders to Come Home and Bring Many Others Along With Them.

BY FRANK S. WOODSON.

A meeting of railway officials and others interested in the scheme is to be held at Altapass, N. C., wherever that is, on the 10th of January, and the object of the meeting is commendable in that it is proposed to inaugurate what the originator of it, W. D. Roberts, of the Carolina, Clinchfield and Ohio Railway, is pleased to call "the come back home plan."

I had heard something of this "back home" scheme, but did not exactly understand it, and so I wrote to Mr. Roberts about it. I might write a month and I could not explain it any better than does his letter. Here is what he says:

"The Carolina, Clinchfield and Ohio Railway's 'back home' plan of immigration is an effort to induce some of the thousands who have come into the Northwest and Canada to return to their former homes in the Southern States. This has also led us to employ all possible means to discourage a further outflow of people from our territory. While our participation in the revenues derived by the railroads from the travel of people going West is comparatively small, it is something, and if we were successful in stopping the movement entirely (we hope to do this) the direct loss would be considerable in the course of a year, but from the standpoint of freight tonnage we consider the loss of these people as producers is many times greater than their passenger fares to the West amount to on any Southern railroad."

Many Advantages.

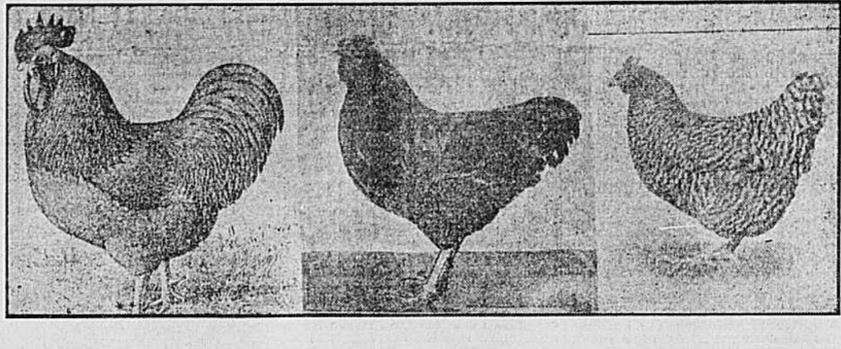
"Looking at it from a standpoint of our people, we take the position that the combination of cheap and productive lands, favorable climate and nearness to populous cities and industrial districts now open to them makes opportunities which cannot be found anywhere in the West or Canada.

"Therefore, both for those who should come back home and for victims of the 'Western fever,' we are convinced that the South-to-day is the very best possible country for them to live in. Many who have gone West are writing us to this effect, and others who have already come back home confirm this conviction. The primary essential to profitable farming is a good market and a quick delivery of products. In the West the cities and industrial districts are very distant from the cheap farming lands, which fact consumes the profits by freight charges.

Big Markets at Your Door.



WHAT THE NANSEMOND COUNTY FARM BOYS ARE DOING.



VIRGINIA-GROWN CHICKS.

GREAT INDUSTRY THAT'S PASSING BY

The Old Virginia Cook Is Getting Scarce—Mighty Few of Them Left.

OLD-TIME RECOLLECTIONS

A Remedy That Comes by Way of a Mere Haphazard Suggestion.

BY J. M. BELL.

In considering the industrial features of Southern farm life at the present writing, perhaps there is no more important branch of labor than the farm cook. Country air is bracing, and generally fosters and at the same time, as it were, perpetuates a hearty appetite, which must be appeased thrice daily. Hence it can be readily seen that the person who prepares these three meals for 365 days in the year is not only an important factor, but really the most important factor in the domestic economy scheme on the farm.

To those familiar with country life in the South it will hardly be necessary to emphasize the fact that the profitable running of the plantations themselves was effected to a great extent by the qualities of the dusky queen of the kitchen. For if she was initiated in the mysteries of cuisine and at the same time put her knowledge to everyday use, was cheerful and willing in the discharge of her heavy duties, an air of happiness pervaded the atmosphere of the whole place.

With three regular meals well cooked and served, not only the owner and his family, but all the negro farm hands, were in a mood to push the work of the plantation along. On the other hand, a surly, slipshod cook made trouble all the time. Irregular and badly cooked meals fostered a spirit of discontent in the family, and among the farm hands, reducing the pleasure of country life to the minimum. If the products of field, garden, orchard and poultry yard were to be practically ruined by bad cooking. Therefore the family got little satisfaction out of them, while, in the case of the laborers, good food and cornmeal can be easily converted into mighty poor fare if

LARGE TOBACCO SALES IN VIRGINIA MARKETS

Growers of Weed Got Much Good Christmas Money—Sales of Burley Unexpectedly Large. But Few Sun-Cured Wrappers Shown.

Notwithstanding the cold and harsh weather the receipts and sales of loose leaf tobacco on all of the Virginia and North Carolina markets were very large the past week. This is always the case the week before Christmas, for in spite of the fact that a majority of the tobacco-growers in the two States have good bank accounts they cannot get over the old-time habit of marketing the weed to get "Christmas money."

Drakes Branch Tobacco Market.

Drakes Branch, Va., December 24.—The market closed Thursday for the holidays and will open again for business Tuesday, January 3, 1911. Owing to the very dry fall sales have not been as large as usual. There has been about 750,000 pounds, which is about 50 per cent. decrease over last year. Sales have consisted mainly of the "last cuttings," color of which has shown up very well. A few piles of wrappers have been sold, but they were about \$15 to \$25 per 100 pounds.

Bedford City Tobacco Market.

Bedford City, Va., December 21.—Because of the extremely cold temperature, coldness experienced before Christmas in many years, the breaks at the warehouses have been light this week, but the prices realized for all that was marketed were high and the planters are well satisfied, and only waiting for a favorable season to bring in the high grades, that as yet have not been marketed.

Rocky Mount Tobacco Market.

Rocky Mount, N. C., December 24.—Report of sales of leaf tobacco on the Rocky Mount market:

Sales for month of December, 1910, 688,502 pounds, average, 21.55; sales for month of December, 1909, 1,498,145 pounds, average, 20.16; decrease this season, 5,252,000 pounds, average (increase), 42.21.

Sold for season of 1910 to date, 4,000,000 pounds, average, 20.88; sold for season of 1909 to date, 7,525,255 pounds, average, 20.77; decrease in pounds this season, 3,525,255 pounds, average (increase), 42.21.

Receipts of leaf tobacco this week were very good, but owing to the fact that only three sales were about in line with recent sales, though not up to the average of the crop. Prices fall high on most all grades, especially the better grades of leaf and wrappers. Common grades of leaf and hogs, though not neglected, are more neglected than a few weeks ago. Still, the general average is good and the farmers all pleased.

Sales adjourned Wednesday for the holidays, to be resumed January 3, 1911. It is thought more than four-fifths of the crop has been sold, and another sales are expected during the month of January.

PLANS TO RECLAIM LANDS IN SOUTH

Western and Eastern Grain Growers Are Chief Buyers.

NEW INDUSTRIES OF WEEK

Variou Enterprises Reported From Different Sections of Dixie.

(Special to The Times-Dispatch.)

Baltimore, December 24.—The purchase of large properties in the South for reclamation and colonization purposes is reported by the Manufacturers' Record as being the most striking feature of the week in Southern business activities. Western and Eastern grain growers and land operators are the chief buyers. Julius S. Funk, president of the Farm Products Company, of Bloomington, Ill., said to be the largest producer of seed corn in the world, has, with associates, purchased 15,000 acres of reclaimed and unreclaimed prairie lands at Paradise, La., for \$315,000, for the purpose of developing this property in order to raise the finest grade of seed corn to meet the increasing demand in the South for the best expert raised seed corn, the demand for which is rapidly increasing by reason of the fact that corn-growing is fast supplanting cotton in boll-weevil sections of Mississippi, Louisiana and adjacent States.

The Red River Valley and Development Company, of Scranton, Pa., has purchased 5,000 acres of land in Louisiana, and will develop 2,500 acres, already cleared, for farming purposes, the balance, which is in timber land, will be cleared as rapidly as feasible.

The New England Co-operative Orange Orchard Company, of Boston, has purchased 2,200 acres of land near Liverpool, Tex., and will develop it for growing oranges, figs, peaches and other fruits.

Wisconsin capitalists have organized the Louisiana Intensified Farming and Drainage Company, at Gueydan, La., which is planning the construction of canals for reclaiming 100,000 acres of swamp prairie land in Vermillion Parish, while the Arcadian Meadows Company, of New Orleans, will be incorporated to drain and develop 5,000 acres in St. Charles Parish, La.

These heavy land sales, made mainly to Western and Northern capitalists, are indicative of the widespread interest throughout the entire country in the purchase of Southern agricultural lands or wet lands to be reclaimed and developed for scientific farming.

Among important industrial interests reported during the week by the Manufacturers' Record in its weekly summary of new enterprises may be mentioned the following:

North Carolina Electric and Power Company, Salisbury, N. C., purchased the Yadkin River, and intends to complete the water power electric plant, besides continuing the general industrial land developments planned by the old company. An expenditure of about \$4,000,000 is contemplated.

E. Clifford Potter, Boston, purchased the Rockingham Power Company property at Rockingham, N. C., and plans completing the water power electric plant to develop 30,000 horsepower for transmission by electricity.

Price Coal and Lumber Company, Lexington, Ky., was incorporated with \$100,000 capital stock and has purchased 10,000 acres of coal and timber lands.

Eagle Collieries Company, Charleston, W. Va., was incorporated with \$400,000 capital stock to mine coal. Elk Ford Coal Company was incorporated with \$600,000 capital stock by Indian apartments to develop coal and timber lands in Moran county, Ky. West Virginia Coal and Land Company, Charleston, W. Va., was incorporated with \$400,000 capital stock to deal in and develop coal properties. Pratt Consolidated Coal Company, Birmingham, purchased additional properties comprising about 25,000 acres of coal land in Walker county, Ala., on which are mines now operating under lease, with a daily output of 1,200 tons of coal.

Alabama Fuel and Iron Company, Birmingham, awarded contract for the creation of a coal washing plant to cost more than \$100,000; daily capacity will be 3,500 tons of coal, and reinforced concrete construction has been adopted.

Jacksonville Glass Company, Jacksonville, Fla., was organized to establish a factory costing from \$150,000 to \$200,000.

DRAINAGE AND ITS MANY BENEFITS

Millions of Acres of Virginia Lands Can Be Made Very Profitable

IDLE GROUNDS MAY BE USEFUL

Most Interesting Address Made by One Who Has Made a Study of the Subject of Drainage. Words of Wisdom for Virginians to Consider.

BY FRANK S. WOODSON. (Industrial Editor.)

At a recent meeting held in this city, to consider the great subject of draining the swamp lands of Virginia, and as for that matter, all of the lands that need draining, C. G. Elliott, chief of drainage investigations of the United States Department of Agriculture, was the principal speaker. Mr. Elliott has made a study of the drainage subject, and like all men who make a specialty of a particular subject, he probably emphasized his particular work with a trifle too much emphasis. In his address with Mr. Elliott, when he says that there is a superabundance of poor land in Virginia, and that Virginia's sole salvation consist in draining its overworked swamp lands, I believe, as I have often set forth in this section, that there is very little poor land in Virginia, if the owners of the same will only take care of it and keep it in good shape in the same way that they look after the health of their children; but I believe with Mr. Elliott that much of Virginia's land needs to be looked after in the matter of drainage, and I do know that these millions of acres that could be made into producing acres, if by a proper drainage system the swamps were converted into producing acres.

In this connection I think Mr. Elliott's address, barring the pessimistic paragraphs, that the reader will readily pick out, is well worth the attention of Virginia farmers, especially those who are the happy owners of swamp lands and huckleberry plots.

Words of Wisdom.

I am glad to be able to give Mr. Elliott's address in full. Here it is: "I have no apology to offer in presenting the subject of land drainage at this time, for I believe it is intimately connected with further developments of the agriculture of the State. Virginia was the original gateway to the New World—the avenue through which the waves of early days reached the unexplored regions beyond. It is the birthplace of regions, denits and statesmen, and the home of learning, chivalry and valorous deeds. The history of the State shows an array of brilliant events second to no other Commonwealth in the world."

"No one would dare to dispute for a moment the prestige of the Dominion State in these things, but the people of to-day are confronted by problems which cannot be solved by contemplation of the achievements of the past. They are the problems of the hour, and relate to industrial conditions which vitally concern the people. Say what we may concerning the importance of other pursuits, agriculture cannot be neglected without materially regarding the prosperity of the State. The improvement of agriculture is the most realistic subject before us. Lands have been cultivated for 200 years, and are now being depleted in fertility, unprofitable for cultivation, and are, furthermore, many of them abandoned. What are we going to do about it? We are going to build them up by restoring their fertility through scientific methods. That proposition brings me to the subject we have before us. I know from personal inspection that many of these fields which have been cultivated for a century, have within their boundaries swales and bogs which are wet every spring, and where hedges and men have labored through many a winter at every seed time, and where indifferent harvests have been gathered with thankfulness that they were no less."

Agricultural Advantages.

"There are epochs in agricultural well as in political and social discovery. One of them is upon us now, and calls for the reclamation of wet lands which may be made suitable for agriculture. These lands are found, in part, in the plains section of the State, which are areas for any purpose, the larger part of which may be drained and made productive."

It is not the purpose of this address to criticize methods of farming, or to discredit the efforts of those who are attempting to coax a living out of the land under discouraging environments. There are certain fundamentals, however, that demand our attention, and this is a time when it is well to look over the situation, and for those who are engaged in agriculture in this State to decide whether they are pursuing the proper course for the ultimate advantage of themselves and of the Commonwealth. Every agricultural section has found it wise, and even necessary, to materially modify its practice in farming in proportion as social and industrial changes follow the more primitive customs. It is the practice of farmers to first take the cream of the land to despoil the soil in the attempt to secure its treasure, and neglect those things which will insure future profit and permanent prosperity. The land is the farmer's capital, it is a part of wisdom to perpetuate its natural fertility, to conserve the resources he has, to develop the latent strength of waste lands which lie at his door, and to embellish every corner of his personal domain with useful crops.

Necessity of Drainage.

The loss upon many farms resulting from portions of fields which are undrained is hardly appreciated by the owners. The corn that grows on a ten-acre may contain only eight acres of productive land. The two acres which are wet receive the same or less seed as the balance, but give less or no return. A good crop upon 10

(Continued on Second Page.)